

Office of the Director  
111 N. Front St., 8<sup>th</sup> Floor  
Columbus, Ohio 43215-9040  
(614) 645-7795  
(614) 645-6675 (FAX)

Planning Division  
111 N. Front St., 3<sup>rd</sup> Floor  
Columbus, Ohio 43215-9040  
(614) 645-8664

Downtown Commission  
Daniel J. Thomas (Staff)  
Urban Design Manager  
(614) 645-8404  
[djthomas@columbus.gov](mailto:djthomas@columbus.gov)

## DOWNTOWN COMMISSION RESULTS

**Tuesday, November 20, 2018**

**111 N. Front Street, Michael B. Coleman Government Center**

**Hearing Room (Second Floor)**

### I. Attendance

Present: Steve Wittmann (Chair); Otto Beatty, Jr.; Tedd Hardesty; Mike Lusk; Jana Maniace; Danni Palmore

Absent: Kyle Katz; Robert Loversidge

City Staff: Daniel Thomas, Dan Moorhead, Zachary McCandlish

### II. Approval of the October 23, 2018 Downtown Commission Meeting Results

Motion to approve. (6-0)

08:29

### III. Conceptual Review

#### Case #1 18-11-1C **WITHDRAWN / POSTPONED**

**Address:** W. Goodale Street (Addresses unassigned – 600 block of Goodale)

**Applicant and Design Professional:** Architectural Alliance / Brad Parish

**Property Owner:** WC Goodale, LLC

#### **Request:**

Conceptual review for Phase II of the White Castle Office Development..

*The entire White Castle site was conceptually reviewed by the Downtown Commission at their August 2017 meeting. The new White Castle Headquarters was approved later that year (Oct., Nov.). Phase I of the White Castle residential development (Buildings 1, 2 & 3) was approved in August 2018 with the provision that landscaping will come back (Case # 2 this month). Phase II of the residential development was conceptually reviewed last month.*

### IV. Requests for Certificate of Appropriateness

#### Case #2 18-11-2 (18-10-2)

09:24

**Address:** W. Goodale Street (Addresses unassigned – 600 block of Goodale)

**Applicant and Design Professional:** Architectural Alliance, Brad Parish

**Landscape Architect:** POD Design

**Property Owner:** WC Goodale, LLC

#### **Request:**

Certificate of Appropriateness for landscaping for White Castle Residential Development.

Final approval for

- Landscape & planting plans for community areas.
- Landscape & planting plans for pool amenity area; includes pool structures & hardscape.
- Pool buildings / support structures.

*The entire White Castle site was conceptually reviewed by the Downtown Commission at their August 2017 meeting. The new White Castle Headquarters was approved later that year (Oct., Nov.). Phase I of the White Castle residential development was approved in August 2018 with the provision that landscaping will come back. The landscape plan for the residential portion of the Reach was approved last month.*

*What was not approved last month were the three items above.*

**Discussion** – TH – question about pedestrian crossing materials. Complimentary about articulation and level of detail. POD - The crossing will stay flush. SW – liked the perimeter walk. BP – the contours adjacent to Phase 1 of the apartments makes it difficult to put walk there. POD – the streetscape in front of the apartments would be conducive for walking. There is about half a mile of walking “trails” within the development.

The landscaping will be irrigated. JM – comments about focus opportunities relating to office building 2. BP – will be looking at dual entries to office building 2 on both north and south sides. ML – address public bike path and where it goes. The 315 and major Goodale Reach entries will align. TH – move to approve. DP – 2<sup>nd</sup>. (6-0)

OB – this Goodale stretch can really get congested. SW - It’s been a lost area – in between things. This will help connect. OB – how will address fining work? BP – we will be working with Public Service map room. SW – question about sidewalk connectivity outside of site. BP – no path along Vine St. connector but rather up to old Goodale. TH – maybe with more development, more pedestrian connectivity will become more of an issue. MK – move to accept, OB – 2<sup>nd</sup>.

**Results** – Motion to approve (6-0)

### **Case #3 18-11-3**

21:25

**Address:** 400 N. High Street (Convention Center – Entrance off of E. Nationwide Blvd.)

**Applicant:** Schooley Caldwell Associates / Steven Munger – Project Manager

**Property Owner:** Franklin Co. Convention Facilities Authority / Scott Reed – Project Manager

**Architect:** Schooley Caldwell Associates / Robert Smith – Principal

#### **Request:**

Certificate of Appropriateness for parking garage.

*This project was conceptually reviewed in September (18-9-8C) of this year.*

**Discussion** – Staff – as mentioned in the conceptual review, a large addition to the Hilton (which would become a 1,000 room hotel in support of the convention center) is planned on the east side of High Street and this garage will support that. SR – new Hilton located. South garage, which is underneath Battle Hall, is full all of the time. The new garage will address the new hotel plus general convention center needs. SC – the six story garage will reflect materials that are currently being used for the convention center. SR - signage will be brought to the Commission in the future. There has already been an identity directional package done elsewhere. SC – materials discussed and shown.

SW – we will also be approving your ability to light the eastern façade. I think that sometimes less is more – don't get carried away with the lighting. SC – our thoughts are that the lighting will be neutral white for the majority of the time but with highlights at special times. JM – you could pull from the color palette of the convention center as well, which is somewhat muted. Has the mesh ever been used in as large a situation as here? A- This will be one of the largest installations. This has been wind tested. ML – I think that color and movement will be a welcome addition. Details and elevations discussed. There will be lighting on the top of the garage. Landscaping discussed. Some coordination with the Drury Inn. There is also a significant slope adjacent to the viaduct where wildflowers will be planted.

OB – getting around the convention center, even for those familiar with it, is still a challenge. Parking a car and finding others would be even more of a challenge. Need to keep that in mind. SR – finding directions has been a progressive concern. People have been assigned to assist. General access discussed. This is a challenging site and will remain so.. Assistance in finding directions will be sought. There are multiple garages servicing the convention center from various directions. Approaches to other garages and this garage discussed including switching garage traffic from underneath Battelle Hall. SW – these questions have less to do with approval of this project than with clarification of operations. The new garage will also help the Drury Inn which has their own general parking. OB – this is an important factor in terms of getting people to come to Columbus.

The new hotel will have at least 26 stories of rooms. We will be back next year for the hotel. DP – any thoughts of making this a smart garage in terms of direction? SR – yes, we already have a link and signage.

**Results** – Motion to approve (5-0-1) Hardesty recusing

## V. Business / Discussion / Report

1:01:30

**Columbus Metropolitan Club** – December 12, 2018

### Public Forum

Staff Certificates of Appropriateness have been issued since last notification October 18, 2018)

Ad Mural – ***Bold & Italics***

1. A18-10-13 280 N. High – Reroofing
2. A18-10-14 404 E. Broad - Temporary Construction Mural
3. ***A18-10-15M - 55 E Spring – COTA AM – Outfront***
4. A18-10-16 S. High - Construction Fence – Dorian Commons
5. A18-10-17sc 10 W Broad - BrewPub- Sidewalk Café
6. A18-10-18 491 Park St - Seasonal Tent
7. A18-10-19 221 Front St – Entry
8. ***A18-11-1M 8 E Long Nationwide Children's Hospital AM – OB***
9. A18-11-2 208 E State St – Steps
10. A18-11-3 50 N. High – Rio Fresh Signage
11. A18-11-4 145 E. Rich - Rooftop Solar Collectors
12. A18-11-5 50 W Broad – Leveque restaurant vent – The Keep

**Next regular meeting will be on December 18, 2018, the third Tuesday of the month (four weeks away).**

**If you have questions concerning this agenda, please contact Daniel Thomas, Urban Design Manager, Planning Division at 614-645-8404.**

1:09:30